

What is a General Plan?

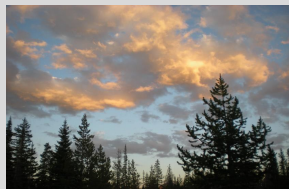


*A multi-faceted community plan for the future –
10 to 20 year timeframe*

- Required by State Law – Title **10-9a-403 for Cities** and Title **17-27a-401 for Counties**
- Advisory document
- General Plan intent – to think about the future and to reach toward a future that the community wants to achieve
- What trends do we expect might shape the future?
- What direction is needed on our “big issues”?

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Why is a General Plan Important?



- Your vision for the future
- Desired future usually does not happen without a conscious effort
- Helps to understand your values
- Helps to establish policy direction
- Helps to establish priorities
- Helps to place short range decisions in a long range context
- Best first step in updating your zoning ordinance



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Required Topics: Land Use, Transportation, & Housing



- There are three State Law required topics in 10-9a-403–2A for Cities and 17-27a-403 for Counties.

Land use, transportation, and housing and add for Counties - Resource Management Plans, Radioactive Materials Plans, Agricultural Protection Areas, **and a coordination role!**

The three required topics should:

- Address/map your current and desired future land uses – population and employment projections required
- Address your current and future transportation needs. Transit too! Fixed guideways require extra attention!
- Detail housing quality, affordability, types and include the required MIHP as part of the General Plan. Tie housing to transportation corridors!
- Then, there are optional topics and you get to choose them!

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Getting at the Big Issues by Determining Values

Address what is important to your community

Address what sort of changes could occur over the next 20 to 30 years

What do you love the most about Heber?

Small town
feel/rural feel

The
setting/envir-
onment

Proximity to
recreation

Ask what people would expect to see 20 years from now?

Ask what they would like to see more of?

Ask what features/aspects of the community you would like to see preserved into the future?

Ask what they would like to see less of?

Ask what makes us unique?

Ask what they love about living here

Ask what are the most pressing issues of the moment (strategic issues)

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A Practical Vision

- By addressing all these topics and engaging the public
- Determining their values and “big issues”
- Setting goals
- All the pieces come together and a vision for the Community begins to unfold
- A vision statement becomes a set of guiding principles
 - Becomes a standard to weigh current decisions against
 - Consult your vision, your plan, to answer the question of how today's issue might enhance or detract from what your community wants to become

Magna Main Street: Imagine the Possibilities!

What kind of place do you imagine Magna Main Street becoming?

- Maintain historic character
- 2-4 stories. Higher at Gateways
- Traditional Main Street feel
- Primarily Town Center,
- Mixed Use, and Compact Mixed Use
- Day to Day Services
- Eating establishments
- Entertainment destinations

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Another Vision - Millcreek

UNIQUE NEIGHBORHOODS
VIBRANT GATHERING PLACES
THRIVING ECONOMY
GREAT CONNECTIONS
HEALTH AND ENVIRONMENT
OUTDOOR LIFESTYLE
ENHANCED CULTURE

Vision: Millcreek is a City of proud, stable and emerging unique neighborhoods that offer a variety of home types, vibrant gathering areas, and access to quality community amenities.



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Implementation strategies

- Each element will naturally result in setting a series of **goals**
- **Goals** need strategies or the document will not move the community forward
- Practical, implementable **strategies** (consider or explore)
- Achieve the future you want to achieve



Ordinance updates !



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Affordable Housing (82 cities, + M&K) – the new emphasis!

MIHP is required (5000 pop +) & needs to address strategies to achieve more affordable housing. Choose 3!

- Zone for higher densities
- Rehab or expand infrastructure
- Fix up uninhabitable properties
- Provide subsidies
- Allow for Accessory Dwelling Units (ADUs)
- Provide for mixed use in commercial areas
- Provide for mixed use in transit/transportation corridors
- Reduce parking standards, especially near transit
- Single Room Occupancy
- Create incentives
- Preserve subsidized units
- Preserve any existing affordable housing
- Reduce Impact Fees
- Partner with a Land Trust
- Provide mortgage assistance to your employees
- Apply or partner in applications with local companies, the Utah Housing Corporation, DWS, or Housing Authority
- Get Technical Assistance from your MPO
- Use your CRA funds



CREATE YOUR OWN STRATEGY!

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Planning Commission Role and General Plan Process

- To recommend a Plan to the governing body (plus ordinance upgrades, application processing, etc.)
- Engage your community & use social media (you can do that!)
- Engage your leaders

PC Action:

When the Plan is ready, the State requires that the PC hold a public hearing - **10-9a-404** and forward to the legislative body (CC)



Downtown Plan Is In Limelight

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Using Your General Plan



- Budgeting and programmatic guide for the city/county
 - Departments should use as a reference
 - Changes to your SOPs
 - Changes to zoning ordinance
- Programmatic Priority setting tool
- A guide for decision making – using long range thinking to help resolve today's issues
- A guide for land use changes
- Review/Update your goals and strategies every year or two at least (5 minimum)

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How is the GP used?

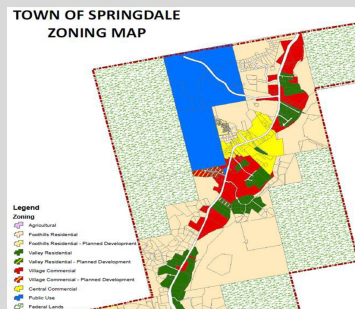


- Planning Commission – should reference the GP on every decision – especially zoning
- Council/Commission – consider it along with the PC recommendation – a guide for them but it can be contradicted with good, factual reasoning
- Citizens – their reference to the policies of the Community
- Developers build your vision



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When is it time to update that zone? Your Code Implements Your Plan!



- Zone is indistinct – much the same as others in the ordinance
- Rezones are always contentious – applicant complaints
- Rezones result in zone changes with “conditions”
- Zone is not producing what the vision or general plan expected – place making
- Just finished the General Plan Update
- State Law Changes and “it’s time”!

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A Typical Zone Update Process



- Evaluate the effectiveness of the zone
- Refine the vision or the zone purpose
- Understand the *context* – What kind of place are we trying to achieve?
- Have you implemented the State Law changes?
- Do we have the uses right?
- Code for the building blocks of place
 - Include land use, streets, blocks, sidewalks, buildings, transitions, public spaces
- Discuss potential process incentives
- Draft Code, hearings, adoption
- Provide a “searchable” code

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What approaches are there? What are your options?

- Regulations v. Incentives
- Minor modifications to the current zone (incremental changes – you don’t need to do it all at once!) – State Code updates
- Major changes to the current zone – Permitted and Conditional use lists, more standards, processes, subdivisions
- New zones/codes such as *Form Based Codes*
- Consider a *Temporary Zoning Regulation* or a *Pending Ordinance (moratorium)*



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The power of the Plan and Implemented ordinances changes - Examples

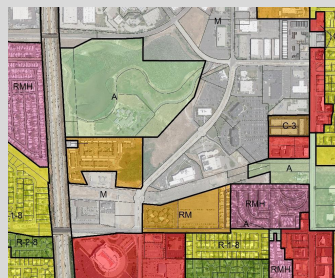
- Issue: Unwalkable, poor appearance streets
 - Goal: Promote quality streetscapes on major streets
 - Action: Whenever a City street is being widened or reconstructed consider functional as well as aesthetic upgrades including new street lights, complete streets principles, landscaping enhancements, fencing replacement for back facing lots, etc.
- Result: 4100 South reconstruction to include aesthetic improvements



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Example: Economic Development

- Issue: Revenue growth
 - Goal: Continue to grow property and sales tax at a rate higher than population growth
 - Action: Maintain zoning in areas currently zoned for office or industrial development to allow opportunities for new commercial development.
- Result: Rezone to residential denied for property zoned manufacturing



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Thank you!



John Janson AICP